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D208223227

8 Pages

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**AMENDMENT NO. 1 TO LAND LEASE AGREEMENT
AND AMENDED MEMORANDUM OF LEASE AGREEMENT**

WHEREAS, pursuant to a Land Lease Agreement ("Agreement") dated March 21, 2005, between The Bible Church a/k/a Bear Creek Bible Church, a non-profit corporation ("LESSOR"), with a mailing address of 1555 North Tarrant Parkway, Keller, Texas 76248, and Dallas MTA, L.P. d/b/a Verizon Wireless ("LESSEE"), with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, and a mailing address of 180 Washington Valley Road, Bedminster, New Jersey 07921, covering lease property located in Tarrant County, Texas, and being Lot 6R, Block A, Bear Creek Bible Church Addition to the City of Keller, Tarrant County, Texas, according to the replat recorded in Cabinet A, Slide 7917, Plat Records of Tarrant County, Texas, formerly known as Lots 6 and 7, Smithkell Acres, James C Bradford Survey, Abstract 139, Tarrant County, Texas, according to Plat recorded in Volume 388-5, Page 76, Plat Records of Tarrant County, Texas, by virtue of that certain Warranty Deed With Vendor's Lien dated August 12, 1998 from Todd Anthony Fox and Wife, Kim Fox to Bear Creek Bible Church and recorded in Volume 13405, Page 292 of the Real Property Records of Tarrant County, Texas;

WHEREAS, the Agreement was memorialized in that certain Memorandum of Lease Agreement dated March 21, 2005, between LESSOR and LESSEE, filed or recorded as Document No. D205112501, Real Property Records, Tarrant County, Texas; and

WHEREAS, LESSOR and LESSEE now desire to amend the Agreement as herein set forth:

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to (1) as to the description of the Premises contained in Paragraph 1 of the Agreement, replace "an irregular shaped parcel with dimensions of 26' x 72.5' x 65.56' x 82.59', containing approximately 3,319 square feet" with "a 25' x 50' parcel containing 1,250 square feet" and (2) replace Exhibits "A" and "B" to the Agreement, in their entirety, with the Exhibits "A" and "B" attached hereto.

The parties agree that LESSEE may record this document with the appropriate Recording Officer in Tarrant County, Texas.

Except as hereby amended, all other provisions of said Agreement will remain in full force and effect as originally written and is hereby confirmed as to all provisions contained therein. In the event of any conflict between the terms of this Amendment No. 1 and the terms of the Agreement, this Amendment No. 1 shall control.

D208223227

IN WITNESS WHEREOF, the parties hereto intend that this Amendment No. 1 shall be effective as of the 5 day of July, 2008.

LESSOR:

The Bible Church
a/k/a Bear Creek Bible Church

By: John Salvesen
Name: John Salvesen
Title: Pastor
Date: 4/9/08

LESSEE:

Dallas MTA, L.P. d/b/a Verizon Wireless,
by Verizon Wireless Texas, LLC,
its general partner

By: Hans F. Leutenegger
Hans F. Leutenegger
Area Vice President - Network, South Area

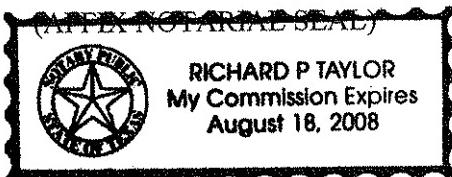
Date: 6-5-08

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS

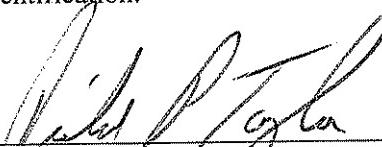
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me this 9 day of April, 2008,
by Hans Leutenegger (name), President (title)
of The Bible Church a/k/a Bear Creek Bible Church, on behalf of said entity. He/She is personally known
to me or has produced a driver's license as identification.



My commission expires:

8-18-08


(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC — STATE OF TEXAS

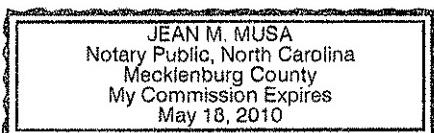

(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

STATE OF NORTH CAROLINA

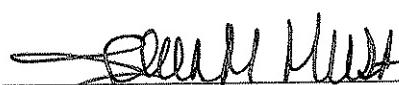
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me this 5 day of June, 2008,
by Hans F. Leutenegger, Area Vice President - Network, South Area, of Verizon Wireless Texas, LLC,
general partner of Dallas MTA, L.P. d/b/a Verizon Wireless, on behalf of said partnership. He is
personally known to me.

(AFFIX NOTARIAL SEAL)



My commission expires:


(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC — STATE OF NORTH CAROLINA

(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

Exhibit "A"

DESCRIPTION PARENT PARCEL:

Being Lot 6R, Block A, Bear Creek Bible Church Addition to the City of Keller, Tarrant County, Texas, according to the replat recorded in Cabinet A, Slide 7917, Plat Records of Tarrant County, Texas, formerly known as Lots 6 and 7, Smithkell Acres, James C Bradford Survey, Abstract 139, Tarrant County, Texas, according to Plat recorded in Volume 388-5, Page 76, Plat Records of Tarrant County, Texas, by virtue of that certain Warranty Deed With Vendor's Lien dated August 12, 1998 from Todd Anthony Fox and Wife, Kim Fox to Bear Creek Bible Church and recorded in Volume 13405, Page 292 of the Real Property Records of Tarrant County, Texas.

DESCRIPTION LEASE AREA:

Being a 0.0286 acre tract of land and being a part of Lot 6R, Block A, Bear Creek Bible Church Addition to the City of Keller, Tarrant County, Texas, according to the replat recorded in Cabinet A, Slide 7917, Plat Records of Tarrant County, Texas, formerly known as Lot 7, Smithkell Acres, out of the James C. Bradford Survey, Abstract 139, Tarrant County, Texas, according to Plat recorded in Volume 388-5, Page 76, Plat Records of Tarrant County, Texas, by virtue of that Certain Warranty Deed With Vendor's Lien dated August 12, 1998 from Todd Anthony Fox and Wife Kim Fox to Bear Creek Bible Church and recorded in Volume 13405, Page 292 of the Real Property Records of Tarrant County, Texas, said 0.0286 acre tract being more particularly described as follows:

COMMENCING at an aluminum monument found at the Southwest corner of said Lot 6R and being in the North right of way line of North Tarrant Parkway;

THENCE North 00°03'42" East, departing said North right of way and along the West line of said Lot 6R, a distance of 918.63 feet to a point for corner;

THENCE South 89°56'18" East, a distance of 160.88 feet to an iron rod set for corner and being the PLACE OF BEGINNING;

THENCE North 30°42'00" East, a distance of 25.00 feet to an iron rod set for corner;

THENCE South 59°18'00" East, a distance of 50.00 feet to an iron rod set for corner;

THENCE South 30°42'00" West, a distance of 25.00 feet to an iron rod set for corner;

THENCE North 59°18'00" West, a distance of 50.00 feet to the PLACE OF BEGINNING and containing 1250 square feet or 0.0286 acres of land.

DESCRIPTION 20' ACCESS EASEMENT:

Being a 0.442 acre tract of land and being a part of Lot 6R, Block A, Bear Creek Bible Church Addition to the City of Keller, Tarrant County, Texas, according to the replat recorded in Cabinet A, Slide 7917, Plat Records of Tarrant County, Texas, formerly known as Lot 7, Smithkell Acres, out of the James C. Bradford Survey, Abstract 139, Tarrant County, Texas, according to Plat recorded in Volume 388-5, Page 76, Plat Records of Tarrant County, Texas, by virtue of that Certain Warranty Deed With Vendor's Lien dated August 12, 1998 from Todd Anthony Fox and Wife Kim Fox to Bear Creek Bible Church and recorded in Volume 13405, Page 292 of the Real Property Records of Tarrant County, Texas, said 0.442 acre tract being more particularly described as follows:

COMMENCING at an aluminum monument found at the Southwest corner of said Lot 6R and being in the North right of way line of North Tarrant Parkway;

THENCE North 89°41'06" East, along said North right of way, a distance of 30.39 feet to a point for corner and being the PLACE OF BEGINNING;

THENCE North 00°11'53" East, a distance of 697.99 feet to a point for corner;

THENCE North 66°24'26" East, a distance of 79.71 feet to a point for corner;

THENCE North 22°26'11" East, a distance of 192.59 feet to a point for corner;

THENCE North 59°18'00" East, a distance of 20.21 feet to a point for corner;

THENCE South 22°26'11" West, a distance of 197.76 feet to a point for corner;

THENCE South 66°24'26" West, a distance of 74.75 feet to a point for corner;

THENCE South 00°11'53" West, a distance of 684.77 feet to a point for corner;

THENCE South 89°41'06" West, a distance of 20.00 feet to the PLACE OF BEGINNING and containing 19,276 square feet or 0.442 acres of land.

DESCRIPTION UTILITY EASEMENT:

Being a 0.0858 acre tract of land and being a part of Lot 6R, Block A, Bear Creek Bible Church Addition to the City of Keller, Tarrant County, Texas, according to the replat recorded in Cabinet A, Slide 7917, Plat Records of Tarrant County, Texas, formerly known as Lot 7, Smithkell Acres, out of the James C. Bradford Survey, Abstract 139, Tarrant County, Texas, according to Plat recorded in Volume 388-5, Page 76, Plat Records of Tarrant County, Texas, by virtue of that Certain Warranty Deed With Vendor's Lien dated August 12, 1998 from Todd Anthony Fox and Wife Kim Fox to Bear Creek Bible Church and recorded in Volume 13405, Page 292 of the Real Property Records of Tarrant County, Texas, said 0.0858 acre tract being more particularly described as follows:

COMMENCING at an aluminum monument found at the Southwest corner of said Lot 6R and being in the North right of way line of North Tarrant Parkway;

THENCE North $00^{\circ}03'42''$ East, departing said North right of way and along the West line of said Lot 6R, a distance of 1032.31 feet to a point for corner;

THENCE South $89^{\circ}56'18''$ East, a distance of 5.00 feet to the PLACE OF BEGINNING;

THENCE South $61^{\circ}16'31''$ East, a distance of 192.17 feet to an iron rod set for corner;

THENCE South $59^{\circ}18'00''$ East, a distance of 50.00 feet to an iron rod set for corner;

THENCE North $28^{\circ}40'50''$ East, a distance of 16.72 feet to corner;

THENCE North $61^{\circ}16'31''$ West, a distance of 250.32 feet to corner;

THENCE South $00^{\circ}03'42''$ West, a distance of 17.09 feet to the PLACE OF BEGINNING and containing 3736 square feet or 0.0858 acre of land.

Exhibit "B"

See attached Survey

